



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Chief Administrative Officer

At its meeting held August 9, 2005, the Board took the following action:

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Supervisor Burke made the following statement:

“The County owns a parcel of land comprising of 9,785 square feet, and improved with a single-story, concrete block structure located at 404 East Carson Street, Carson. The subject building contains 2,568 gross rentable square feet along with a total of 15 on-site parking spaces. At the present time, there are no County departments occupying the property which is considered surplus to any present or foreseeable County needs.

“The Samoan Federation of America, Inc. (SFOA), a nonprofit corporation, which has occupied the facility since 1992, has requested the County transfer the property to SFOA. This will allow SFOA to make needed repairs to the building while continuing to provide services to the local community in the areas of citizenship workshops, food distribution to low-income families, income tax assistance, health maintenance workshops, peer counseling, student tutoring, youth intervention and Samoan cultural programs.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Yaroslavsky, unanimously carried, the Board took the following actions as authorized by Government Code Section 26227:

1. Made a finding that:

- Property located at 404 East Carson Street, Carson (2), is surplus to any present or foreseeable County needs;
- The proposed direct sale of the surplus property is exempt from the California Environmental Quality Act; and

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- The services provided by the Samoan Federation of America (SFOA) to the local community serve public purposes which benefit the County;
2. Approved the sale of the property to Samoan Federation of America, Inc. (SFOA) for the sum of \$150,000 subject to the following conditions and deed restrictions:
- At all times, and under all conditions, said property and services shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefit given to residents of the incorporated area not equally accorded residents of the unincorporated territory;
 - The quitclaim deed shall contain a default remedy that if the property is not used for nonprofit community services, that all right, title and interest in and to said property shall revert back to the County after the County gives a 30-day written notice of reversion; and
 - The deed shall also contain a County option to waive its right of reverter in exchange for 50% of the gross sale price in excess of \$150,000 should SFOA or subsequent owners decide to sell the property at some future time;
3. Authorized the Chief Administrative Officer to negotiate terms and conditions of the sale, including financing the sale as evidenced by a note in an amount not to exceed \$150,000, secured by a purchase money deed of trust;
4. Instructed the Chief Administrative Officer to execute a sale and purchase agreement and other related documents, after review and approval by County Counsel; and
5. Instructed the Chair of the Board to execute the quitclaim deed when prepared by the Chief Administrative Officer, after review and approval by County Counsel.

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Copies distributed:
Each Supervisor
County Counsel